

MINUTES ~ July 8, 2008
Ponaganset Middle School-Library

1. Call to Order

Mr. Gregory Laramie, Chair of the Foster Glocester Regional Building Committee, called the meeting of the Foster Glocester Regional Building Committee to order at 6:39 PM in the Ponaganset Middle School Library.

2. Roll Call

Mrs. Kecia Pierce called the roll. In attendance were Mr. Gregory Laramie of Glocester, Mrs. Julie Capobianco of Foster, Mr. Warren Ducharme of Foster, Mr. George Jacques of Glocester, Mr. Bill Abt of Foster and Mr. Dennis Chretien of Foster. Mr. Raymond Fogarty of Glocester was absent. Mr. Laramie reported that Mrs. Kelly Hunter of Glocester has resigned from the Regional School Committee thereby forfeiting her position on the Building Committee and explained that the Regional School Committee has not yet acted on a replacement.

3. Financial Report

Mr. Laramie reported that there are two correspondence items related to the financial report that the committee should be aware of. Mr. Laramie read a letter from Attorney Piccirilli to Dr. Barnes dated June 18, 2008 regarding the School Committee Oversight of the Building Committee. The letter is attached as reference 1. The second letter that Mr. Laramie read is from Mr. Ron Cervasio, Co-Chair of the Regional School Committee to Mr. Laramie with a copy to Mr. Steve Sette and Mrs. Collette Matarese. The letter is dated July 2, 2008. The letter is attached as reference 2. Based on this letter, Mr. Laramie asked building committee members to attend the August 5th School Committee Meeting.

Mr. Laramie reported that Mr. Brendan Larkin is absent from the meeting as he is on vacation. Mr. Chretien moved and Mr. Ducharme seconded to table the discussion and action on the Treasurer's Report dated July 8, 2008. So voted, 6-0.

4. Middle School Report from Architects and Construction Managers

Progress Report on Biomass Building/Water supply project

Mr. Bob Grzyb reported that the shell of the biomass building is nearing completion, the masonry work is complete, the overhead doors are in, painting is being done on the inside and they are finishing up on electrical and mechanical. The Chiptec equipment is expected to arrive by the end of next week with the exception of the gasifier which is expected to arrive July 24th. The start up of the boiler is targeted for early September. Mr. Grzyb informed the committee that they will start cleaning up the site next week. Mr. Humphrys reported that he went through the building today and the work is moving along.

Regarding the water supply, Mr. Grzyb reported that the preliminary work is done, the house has been set and the electrical equipment is being installed. Mr. Grzyb informed the committee that the tank will be delivered mid August and during the coordination meeting last week regarding the installation of the tank it was agreed that there are other areas of work that need to be done and more time will be needed to get the tank up and running. The hope was to start some of the prep work at the beginning of August but the water would need to be shut off which cannot be done at that time because summer school will still be occupying the building. Mr. Grzyb reported that they are now looking for a temporary pump for the boiler room so the existing pump can be moved to the pump house and the underground piping and other installation work can be done. In response to a question, Mr. Grzyb stated that portable water would not be allowed by DOH. The committee discussed the situation and agreed that another pump is needed. Mr. Abt moved and Mr. Chretien seconded to authorize H.V. Collins to move ahead with purchasing a temporary

pump to maintain water supply to the middle school for as long as possible during the transfer of the water system. So voted, 6-0. Mr. Abt noted that the new pump could be used as a back up pump for the future.

Punch List Items to Complete

Mr. Steve Manwell reported that he has been talking with H.V. Collins and they are close to moving forward with the Trane installation work, they are just waiting for some final pricing. Mr. Grzyb reported that there are some small changes that need approval and he has been trying to get Trane to the site this week. Mr. Manwell suggested that the committee amplify the level of priority to Trane to get the work started and to finish the punch list items. Mr. Manwell reported that the testing and balancing report was issued about three months ago and there are action items that need to be done by Delta. ConEd has also done some spot testing and has some additional comments that need to be addressed. Mr. Manwell stated that there have been informal discussions with H.V. Collins regarding the comments but there has not been a formal meeting or formal report issued. Mr. Chretien moved and Mr. Abt seconded to direct the construction manager to coordinate a meeting with ConEd and the mechanical contractor to resolve all mechanical and electrical issues in the middle school as soon as possible. So voted, 6-0. Mr. Grzyb noted that Maguire group should also be included in the meeting. Mr. Laramie informed the committee that there is still a large amount of retainage being withheld and this will not be released until all the issues are resolved.

Mr. Grzyb reported that the curtains are in fabrication and are expected to be installed before the start of school.

Mr. Grzyb informed the committee that he received a quote from Danielson Glass regarding replacing the gymnasium windows at a cost of \$475 per window. Mr. Humphrys reported that the windows will be replaced with a translucent glass and that Mr. Jacques has reviewed a sample and is okay with it. Mr. Laramie reminded Mr. Humphrys that not all the windows need to be replaced, just the East and West side windows. Mr. Laramie stated that this will be a big expenditure and he asked Mr. Grzyb and Mr. Humphrys to formalize the pricing then the committee will take action.

Landscaping and Site Work

Mr. Grzyb reported that they have wrapped up what they intended to do including spreading loam and reseeded and are now trying to get the grass to grow. Mr. Humphrys reported that the phase 1 tree plantings are done and the phase 2 plantings of shrubs around the biomass and the North slope will be done in the fall. Mr. Humphrys provided Mr. Laramie with the phase 2 planting details and Mr. Laramie summarized the plantings saying that the steep hill near the orchard will have low blueberry bushes while a various combination of shrubs will be planted around the waste treatment area. Mr. Manwell questioned whether the committee has considered a row of trees near the slope to shade the classrooms. Mr. Laramie stated that this had not been considered but it is a good idea and could be incorporated into the phase 2 plantings. Mr. Laramie asked Mr. Bruce Payton to look at the area and recommend a type of tree that would be good for that purpose.

Buildings and Grounds Purchases

Mr. Laramie reported that Mr. McGovern could not attend this meeting as he is at the Gloucester School Committee Meeting but noted that he has been buying equipment including the lift which has come in. Mr. Laramie stated that he does not have a final total yet of equipment purchases.

Other

Mr. Jacques questioned whether there was a priority list for items that have been put on hold pending the availability of funds. Mr. Laramie suggested that each person keep their lists and once it is known what funds, if any, are available the building committee will review the lists and decide how the money should be spent. Mr. Abt noted that the final numbers should be known in a year.

Mr. Humphrys reported that 200 of the new classroom chairs are broken and that he, Mr. McGovern and Ms. Marcotte met with a representative of the chair manufacturer and learned that there was an issue with the mold used to make that type of chair. The manufacturer has agreed to replace all chairs with the next level up chair. The chairs will be in before the start of school.

Mrs. Capobianco asked if there will be a public tour of the biomass once it is operational. Mr. Laramie stated that this was a good idea and they will plan something probably in October. Mr. Laramie reported that the State is very interested in the operations of the biomass as this is the first system in Rhode Island. They will be on site for photos and to witness the installation. Mr. Abt noted that the state inspector has been favorably interested in how the system works.

Mr. Laramie reported that the RFP for wood chips went out yesterday through the business office and there will be a pre-bid conference tomorrow for suppliers.

Mr. Jacques questioned the status of the wires for the basketball hoops. Mr. Grzyb said they are in and Mr. Luc Couture will try to put them on soon.

5. High School Project Update

Status of Work

Mr. Tim Alix reported that the site work for the North building is nearing completion, the new transformer is in place, the road will be paved with the binder later this month with the final paving to be done in early August, the majority of the plantings are done and the area has been hydro seeded. Mr. Laramie questioned and Mr. Ziemba confirmed that the spacing of the plantings around the wetlands area is required as part of the wetlands permit received from DEM.

Mr. Alix reported that the finishes are going in for the gymnasium, the walls and ceilings are being painted, the lights are hung, the above ceiling work is complete, the VCT is starting to go in and there is some masonry work to do. Mr. Grzyb reported that the gymnasium windows will be here by next Thurs or Friday. Once the windows are installed they will close in the gym and get the floor dried out. Mr. Grzyb said they are hoping to do the shut down and switch over for permanent power next week. Mr. Grzyb reported that the gym floor installation is scheduled to begin on July 21st and should take two to three weeks to install then the bleachers and backstops will be done. Mr. Grzyb reported that they will be bringing in dehumidifiers to dry the floor.

Mr. Alix reported that the South building is under demolition with the first floor demolition to be finished in another week. They are digging the pit for the elevator, new steel is going in, the masonry will be starting in the cafeteria and the lifts are ready to go in. The music area demo work will begin tomorrow. Mr. Alix reported that they are prioritizing the work with the main administration area first, then they will construct the new library and cafeteria. They are ready to move the field trailers to the South building to relocate the base of operations.

Regarding the high school biomass, Mr. Alix reported that the stack is in, the structure is complete, door frames are in and the mechanical and electrical will follow. Mr. Grzyb informed the committee that the high school biomass is about three weeks behind the middle school biomass schedule.

Mr. Grzyb reported that the new oil fired boiler arrived today and there is about a month of work before they can start it up.

Mr. Alix reported that they held a commissioning kick off meeting today (Tuesday) which ConEd was involved with.

Schedule of Completion

Mr. Laramie questioned Mr. Grzyb as to whether he and the subs are comfortable with the schedule to which Mr. Grzyb replied yes.

Mr. Abt questioned what the work schedule is and how many trades are on the job. Mr. Grzyb reported that in the South building there are some trades but mostly the demo workers. Mr. Grzyb informed the committee that there is some Saturday work going on and explained that the trades own the schedule so they are not pushing them for overtime at this point. Mr. Abt advised Mr. Grzyb to make sure the subs are keeping up with the schedule.

Mr. Alix reported that they have scaled down on the North building overtime with the exception of the electricians.

Mr. Abt questioned whether the building inspector has been keeping up with the schedule and the inspections. Mr. Alix reported that there have not been any challenges from Mr. Larry DeSormier and they continue to meet weekly to discuss any issues.

Changes to Work to Date/Anticipated Changes

Mr. Alix reported that there are some change orders coming through for additional air conditioning units, a new overhead door for the woodshop and a new overhead door for the boiler room. He noted that the site work regarding the back parking area and front circle will be a significant amount. Mr. Laramie reminded the committee that the planning board had requested additional lighting, parking and plantings as well as an access road to the fields resulting in work needing to be done to the front circle as well. Mr. Laramie noted that this is all additional work for which they are waiting for final pricing.

Mr. Alix informed the committee that other potential changes may come when they put the South building back together after the demolition.

Other

Mr. Abt questioned the status of the phone system. Mr. Alix reported that nothing has been ordered yet, they need a count of how many phones are needed. Mr. Laramie asked Mr. Kafalas to provide Mr. Alix with the phone information as this is a critical item which needs to be ordered now to get the phones in before the start of school. Mr. Chretien pointed out that the information should be labeled on the IT drawings someone will just need to count them.

Mr. Manwell questioned the status of the lighting controls. Mr. Ziemba responded that the submittals have been released and the components are coming in. Mr. Grzyb reported that some light fixtures are going in now.

Mr. Alix reported that he meets with the building inspector every Wednesday morning to identify and correct any issues. They have walked through the building and reviewed the plan for occupancy and what impact there might be on the certificate of occupancy if certain areas are not complete. Mr. Alix reported that they have dealt with the miscellaneous issues as they go and have streamlined the certificate of occupancy process.

Mr. Laramie questioned the status of the fire alarm. Mr. Alix said the South building gave false alarms during demolition and the system is currently not operational. A fire watch is being requested by the fire marshal. Mr. Alix explained that the North building will have a new system installed and operational for the certificate of occupancy and the South building will have all occupied areas covered for the start of school though some unoccupied areas may not have a fire alarm. Mr. Alix reported that he has discussed this with Mr. Desormier but there have not been any discussions with the fire officials yet. Mr. Abt urged Mr. Alix to discuss this with the fire official as soon as possible.

Mr. Laramie noted that it is amazing to have three projects going on, the middle school which is two and a half times the size of the district's last construction project, the high school which is two times the size of the last project and the ESCO which is a bit larger than the last project. He noted that there has been a phenomenal effort and people entering the high school in the fall will be amazed. Mr. Laramie reported that on behalf of the community he is grateful for the efforts of the construction manager, the architects and the consultants.

Energy Lab/Grant Status

Mr. Laramie reported that there will be a conference call this week with the Department of Energy to finalize the last bit of information needed for the release of the grant. Mr. Laramie noted that all the extensive paperwork has been submitted.

6. Approval of Minutes

Mr. Ducharme moved and Mr. Jacques seconded to approve the minutes from the June 10, 2008 meeting. So voted, 5-0-1 with Mrs. Capobianco abstaining because she was absent from the June 10th meeting.

7. Executive Session

Mr. Laramie reported that there are no new legal issues pending therefore there is no need for an executive session.

8. Adjournment

Mr. Chretien moved and Mr. Ducharme seconded that the meeting be adjourned at 8:13PM. So voted, 6-0.

Prepared by: Kecia Pierce, Building Committee Clerk

Approved by: Foster Gloucester Building Committee, August 12, 2008

June 18, 2008

Dr. Michael Bames,
Superintendent Foster-
Glocester School
Department PO Box D
Chepachet, R102814

RE: School Committee Oversight of Building Committee

Dear Dr. Bames:

The Committee has asked that I provide a legal opinion as to the extent to which the Foster-Glocester Regional School Committee has oversight of the Building Committee. I understand that this issue arose from the request of the Glocester Town Council for the Committee's endorsement of a resolution indicating that the School Committee had no objection to the Council's attempt to demand some form of audit, whether fiscal, forensic or otherwise, of the Building Committee books.

First, a brief history of the relative authority of the various public bodies involved in the building projects is necessary. Under the Regional District Charter, upon the commencement of a building project in the region, a building committee is formed, comprised of eight members, two appointed from the school committee, and three appointed by each town. Once formed, this building committee is entrusted with the entire control of the building project, from hiring architects and engineers, and final approval of the design and construction. When the project is substantially complete, the committee remains in existence for one year, and then cedes control of the building to the school committee.

Under the Regional Charter, the School District's Treasurer functions in that capacity for both the School and Building Committees. Therefore, the District's business office provides the fiscal management and oversight of the building project.

It appears that prior to the last School Committee meeting, certain members of the Glocester Town Council requested that a member of the Committee introduce a resolution stating that the Committee had no objection to some form of audit of the Building Committee books. To my knowledge, at no time has the Council provided any specifics of the nature and extent of such an audit, or the purpose for which it would be sought.

At the School Committee's meeting on June 3, 2008, when the motion was made, and amended, to state that the Committee had no objection to such an audit, I felt it necessary to

clarify what motion was being voted upon. As an initial matter, it was unclear what type of audit was being requested. As the acting business manager noted, the Regional School District Business Office acts as the fiscal agent for the Building Committee. As such, the same firm which audits the School Committee books, audits the Building Committee books as well. Therefore, it would be a duplication of effort if in fact what was being sought were simply a financial audit.

If the Council was seeking a forensic audit, such a request contains a strong suggestion of some financial misconduct. Without evidence of improper conduct, it would be irresponsible of the School Committee, in any way, to support a resolution suggesting that the Council conduct such an audit, regardless of how "neutral" the School Committee's position would be. *In fact,*

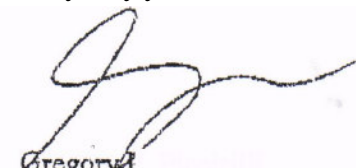
- such an audit would entail a review of the actions of the School District's business office as well as the audit conducted by its accounting firm. Since such audits also entail a considerable expenditure of time and money, the scope of such audits generally needs to be specific.

To summarize, the oversight that the School Committee has over the Building Committee is, in my opinion, limited. Given the clear language of the Charter, the Building Committee is ultimately responsible for all of the decisions regarding the nature and scope of the project.

As for the fiscal oversight of the project, as an initial matter such oversight is conducted by the school district's business office, the superintendent and the auditors- If any improper financial issues were present, such issues would be addressed by these parties. If these issues persisted, the School Committee would be informed, and ultimately, if not satisfactorily resolved they could be further addressed to the State Department of Education and/or the Auditor General. Absent such evidence, there is no basis to consider another audit.

I hope that this opinion clarifies to some extent the interaction between the School and Building Committees. Ultimately, I believe that the framers of the Charter envisioned a cooperative effort between the School and Building Committees in the overall construction process. I have not seen any reason to question that the project is following in that manner.

Very truly yours,



Gregory J. Piccirilli

/ "

GPP/ss

July 2, 2008

Dear Mr. Laramie;

Please be advised that the necessity of a Building Committee audit has been placed on the agenda for the August 5th meeting of the Foster-Glocester Regional School Committee. The meeting will be held at the Ponaganset Middle School @ 6:30. We would appreciate your attendance at this meeting to better inform this discussion.

Sincerely,

Mr. Ron Cervasio

Co-Chair

Cc: Mr. Steve Sette

Mrs. Collette Matarese